
To: **Mo Goudah**

Job Subject/Name: **External Quantity Surveyor's comments on Coleman Site Remediation Proposal for Hartopp Point and Lannoy Point.**

Date: **10th May 2021**

Introduction

Coleman's site remediation proposal attached (Appendix 1) details the intended scope of works on a four-stage basis:

1. Site Investigation and testing to areas previously obstructed and collection of ground gas data not taken
2. Screening of soils for categorisation using watching brief process, processing soils for hazardous muck away for disposal off site, validating soils for reuse, relaying soils 300mm deep as part of remediation strategy
3. Use of crush material for 450mm pile matt or running layer for follow on trades
4. Verification Report

Assessment / Comments

Coleman have priced the works above for a total of £392,674.45, not including the disposal of contaminated soil (for which a rate per tonne has been provided). The programme duration at 11 weeks appears reasonable for the scope of works, however we would propose monitoring this during the onsite period to attest to this duration once works are underway. We have other current cost data to support the preliminaries rates as advised by Coleman e.g. site supervisor and site engineer for the watching brief rates are very similar figures to other live projects we have on site, albeit the site supervisor rate is equivalent to a main contractor project manager. Similarly, items for environmental monitoring, plant and consumables etc. appear reasonable and in line with our expectations for these requirements. I note there is an item for communication with local residents and would query this further with Coleman as this is something that the council may want to participate more directly with and there may be changes to Coleman's proposal which could affect the cost of this item.

Re. testing provision, ikon [Council's Employer's Agent] queried the rationale behind the number of Materials and CBR Tests proposed and received the following reply from Coleman:

With regards to the Material and CBR testing - these relate to the volume of material to be excavated and related.

Our calculations for excavation of material, based on the parameters in the attached suggest there is circa 15,000M3 of material to excavate, screen, crush and relay.

Typically material is excavated, screened and stockpiled in 500M3 piles and then tested to validate 15,500M3 / 500 M3 = 31 No Tests - we assume the first 2 stockpiles will have 2 additional tests - good practice - 35 tests

With CBR tests - these tests are done to confirm compaction when reinstatement - again - philosophy above when relaying.

It is positive Coleman have previously provided a waste treatment facility's invoice for contaminated soil removal from a previous project along with accompanying waste transfer tickets in order to help corroborate this element of the pricing, which will be unknown for this project until the above works are progressed on site. We would suggest that once the quantum of contaminated soil is known and can be priced then this is negotiated on an open book basis with Coleman. The rate provided will be subject to change dependent on the soil to be removed and the tip receiving the waste. It is noted that Coleman have caveated their price submission in this respect: *if large quantities of contaminated material is identified, programme period may increase.* The consequence of this may also result in a claim for additional preliminaries costs.

Recommendation

An alternative procurement approach would be to appoint a main contractor to carry out the site remediation works. Given the scale of the site and the scope of works proposed to progress to a clean site ready for piling, **we would recommend that appointment of Coleman may be more appropriate to avoid duplicating site preliminaries in respect of staff and site welfare in addition to reducing mark up on subcontractor rates given the main contractor will have to appoint a suitable groundworker directly.**